

Prepared by / Return to:

✱ Mark S. Mayfield, PLLC, Riverhill Tower Building, 1675 Lakeland Dr., Suite 306, Jackson, MS 39216. Phone 601-948-3590. MS Bar No. 1967

Grantor:

Mark S. Mayfield, Riverhill Tower Building, 1675 Lakeland Dr., Suite 306, Jackson, MS 39216. Phone 601-948-3590

Grantee:

FNMA c/o Trustmark National Bank, Attn: Mortgage Real Estate, The Day Center, 201 Country Place Parkway, Pearl, MS 39208-3456. Phone 800-844-2000

Indexing Instruction / Legal Description:

Situated in DeSoto County, MS, to-wit:

Lot 603, Section B, DeSoto Village Subdivision, in Sections 33 & 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 8, Pages 16-21, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TNB# ****8338

Y. Waloszyk (FNMA)

TRUSTEE'S DEED

WHEREAS, on April 26, 2007, Yvonne Waloszyk, a single woman and Deanna Caudill, a single woman executed a Deed of Trust to T. Harris Collier, III, as Trustee for Trustmark National Bank, as Lender, and for Mortgage Electronic Registration Systems, Inc. (MERS), as Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoto County, MS, in Book 2,706 Page 501;

✱ WHEREAS, on December 17, 2009, Mortgage Electronic Registration Systems, Inc. (MERS) substituted Mark S. Mayfield as Trustee, as recorded in Book 3121 Page 206;

WHEREAS, there being a default in the terms and conditions of the Deed of Trust and the entire debt secured having been declared to be due and payable in accordance with its terms, Mortgage Electronic Registration Systems, Inc. (MERS), the holder of the debt has requested the Trustee to execute the trust and sell said land and property pursuant to its terms in order to raise the sums due, with attorney's and trustee's fees, and expenses of sale;

WHEREAS, the undersigned Trustee, pursuant to the terms of the Deed of Trust and the laws of MS, did advertise said sale in the DeSoto Times Tribune, a newspaper of general circulation in DeSoto County, MS, on the dates indicated by the attached Proof of Publication, and did post copy of the Notice

of Sale on the bulletin board of the Courthouse of DeSoto County, MS, on the date of the first newspaper publication;

WHEREAS, on February 16, 2010, at the east main front door of the County Courthouse of DeSoto County, MS, between the hours of 11:00 A.M. and 4:00 P.M., the undersigned Trustee, did offer for sale at public outcry and did sell to the highest and best bidder for cash the following described land and property situated in DeSoto County, MS, to-wit:

Lot 603, Section B, DeSoto Village Subdivision, in Sections 33 & 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 8, Pages 16-21, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

THE UNDERSIGNED TRUSTEE offered the aforesaid property for sale at public outcry as set forth above, and there appeared at the sale Mortgage Electronic Registration Systems, Inc. (MERS), bidding the sum of \$ 95,417.09, for all of the above described property. The property was struck off to Mortgage Electronic Registration Systems, Inc. (MERS) for said amount, and said bidder was declared the purchaser thereof.

WHEREAS, in the Appointment of Substitute Trustee, the holder of the indebtedness authorized the Trustee to transfer and assign its bid over to whomsoever the above named authorized, in the event they were the last and highest bidder at the sale. Such event has taken place. By the execution of this conveyance, Mark S. Mayfield, Trustee, does hereby transfer and assign all of the rights, title and interest of the holder of the indebtedness, as last and highest bidder, unto Federal National Mortgage Association, he having been authorized and requested so to do.

NOW, THEREFORE, premises considered, and the sum of \$ 95,417.09, cash in hand paid, the receipt of which is hereby acknowledged, I do hereby sell and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, all of the above described property, conveying only such title as is vested in me as Trustee, and without any warranties.

Reference is made to Southern Title Insurance Corporation, Loan Policy No. CS00K-535509 dated April 27, 2007, which insures that the above described Deed of Trust which is hereby foreclosed upon, was a good and valid first lien upon subject real property.

WITNESS my signature this February 16, 2010,

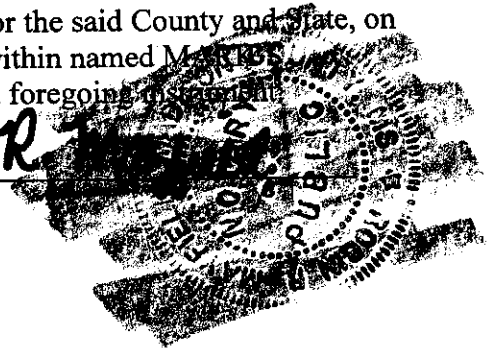

MARK S. MAYFIELD, Trustee

STATE OF MISSISSIPPI, COUNTY OF HINDS:

Personally appeared before me the undersigned authority in and for the said County and State, on this February 16, 2010, within my jurisdiction, the within named MARK S. MAYFIELD, Trustee, who acknowledged that he executed the above and foregoing instrument.

My Comm. Expires: 8/6/2010


NOTARY PUBLIC



DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

TNBS ****6388
Y. Walezyk (FRMA)
TRUSTEE'S NOTICE OF SALE

WHEREAS, on April 26, 2007, Yvonne Walezyk, a single woman and Dearnna Caudill, a single woman executed a Deed of Trust to T. Harris Collier, III, as Trustee for Trustmark National Bank, as Lender, and for Mortgage Electronic Registration Systems, Inc. (MERS), as Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoto County, MS, in Book 2,706 Page 501;

WHEREAS, on December 17, 2008, Mortgage Electronic Registration Systems, Inc. (MERS) substituted Mark S. Mayfield as Trustee, as recorded in Book 3121 Page 208;

WHEREAS, there being a default in the terms and conditions of the Deed of Trust and the entire debt secured having been declared to be due and payable in accordance with its terms, Mortgage Electronic Registration Systems, Inc. (MERS), the holder of the debt has requested the Trustee to execute the trust deed and to execute the trust deed to raise the sums due, with attorney's and trustee's fees, and expenses of sale;

NOW, THEREFORE, I, Mark S. Mayfield, Trustee for said Deed of Trust, will on February 16, 2010, offer for sale at public outcry, and sell within legal hours (being between the hours of 11:00 A.M., and 4:00 P.M.), at the east main door of the DeSoto County Courthouse, located in Hernando, MS, to the highest and best bidder for cash, the following described property situated in DeSoto County, MS, to-wit:

Lot 603, Section 8, DeSoto Village Subdivision, in Sections 33 & 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 5, Pages 18-21, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

I will convey only such title as is vested in me as Trustee, with no warranties.

Volume No. 115 on the 26 day of Jan., 2010

Volume No. 115 on the 2 day of Feb., 2010

Volume No. 115 on the 9 day of Feb., 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

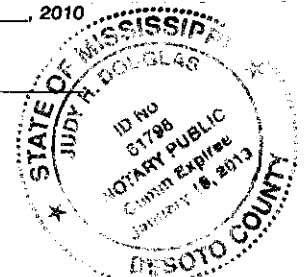
Diane Smith

Sworn to and subscribed before me, this 9 day of Feb., 2010

BY

Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 343 words @ .12 \$ 41.16

B. 2 subsequent insertions of 686 words @ .10 \$ 68.60

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 112.76

WITNESS my signature this January 26, 2010.

/s/ MARK S. MAYFIELD

MARK S. MAYFIELD, Trustee

Mark S. Mayfield, PLLC, Riverhill Tower Building, 1675 Lakeland Dr., Suite 308, Jackson, MS 39216, Phone 601-648-3580, Mayfield@msl.com

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